

**TOWN OF SILT  
MINUTES FOR  
PLANNING & ZONING COMMISSION MEETING  
TUESDAY, June 7, 2011, 6:30 P.M.**

**Call to Order**

The Silt Planning Commission held their regularly scheduled meeting on Tuesday, June 7, 2011 in the municipal council chambers. Chair Mark Rinehart called the meeting to order at 6:32pm.

**Roll Call**

Present: Chair Mark Rinehart  
Commissioner Bob Shivley  
Commissioner Meredith Robinson  
Commissioner Bobby Hays

**Also present at the meeting were:**

Public Works Director-Gerry Pace  
Planner-Janet Aluise  
Administrative Assistant-Jane Dyke

**Pledge of Allegiance**

Recited at 6:34pm

**Conflicts of Interest**

No conflicts.

**Agenda Changes**

No changes

**Consent Agenda**

Commissioner Robinson made a motion to make three corrections to the minutes of the April 3, 2011 meeting.

- Vice Chair McClure and Commissioner Lewis were in fact not present.
- pg 2....15% *legal fees* change to read 15% *admin fees*
- pg 2...bullet item Major Subdivision Sketch Plan sentence...or deny them *than* to read or deny them *then*.

Commissioner Hays seconded the motion and the motion carried unanimously.

### **Kirk Special Use Permit**

Planner Aluise gave an overview of the staff report and made opening comments regarding the Kirk Special Use Permit.

Mr. Kirk, applicant and Mr. Gomez, owner of 125 south 7<sup>th</sup> street were present.

Commissioner comments discussed were:

- Installation of a water meter on the existing water line is required and the Town will charge him for bulk water rates. There is an existing tap; however, there is no record of payment for the tap. It is the staff's recommendation that Mr. Kirk pay the tap fee at the time of construction.
- A porta-sans will be used, permanent water/sewer facilities will be built when the permanent building is constructed or sooner if needed.
- The "batch plant" is not much bigger than a large pickup and it produces about 75 lb bags, about 1yrd at a time.
- The size of production is minimal so dust and noise concerns should not be an issue.
- There will be on site equipment (forklifts, bobcats, and small machinery) rental but the equipment will be stored offsite.
- Front Street and 7<sup>th</sup> street drainage goes into the barrow ditch that goes to the old lagoons.
- On completion of the permanent building, the owner will install landscaping, and preserve existing apricot tree.

Please note that the applicant expressed how pleased he was working with the current staff, especially Planner Aluise. This is the first time in fifteen years that he enjoyed working with the Town of Silt.

**Commissioner Hays made motion to approve the Kirk Special Use Permit /Application, with conditions as noted in staff report Commissioner Robinson seconded the motion and the motion carried unanimously. The application will move forward for approval from the Board of Trustees in a public hearing, scheduled for June 23, 2011.**

### **Comprehensive Plan Discussion**

Planner Aluise presented changes to the Comprehensive Plan as per the P&Z meeting of May 3, 2011 regarding the definitions to the color-coded areas of the map. Commissioner Hayes presented his comments regarding expanded language, which Planner Aluise and the Commission reviewed.

**Commissioner Robinson made a motion to agree with all of the changes discussed Commissioner Shivley seconded the motion and the motion carried unanimously.**

**Subdivision Title 16**

Moved to next agenda

**Sidewalk, Curb & Gutter Ordinance**

Option A: Keep sidewalks, lose curb/gutter, and add drainage swales.

Option B: Lose sidewalks, curb and gutter, and add drainage swales.

**Commissioner Hayes made a motion to approve Option B:**

**AN ORDINANCE OF THE TOWN OF SILT, COLORADO REPEALING & REPLACING IN ITS ENTIRETY SECTION 17.43.030 (I) OF THE SILT MUNICIPAL CODE RELATED TO THE REQUIREMENT FOR SINGLE FAMILY AND DUPLEX UNITS ON LOTS PLATTED PRIOR TO THIS ORDINANCE'S APPROVAL TO INSTALL DRAINAGE SWALES ON ALL STREET RIGHTS-OF-WAY ADJOINING THE SINGLE FAMILY OR DUPLEX PROPERTY.**

**Commissioner Shivley seconded the motion, and the motion carried with Commissioner Robinson voting nay.**

**New Business**

No new business.

**Future Business**

No future business.

**Other Business**

No other business.

**Adjourn**

**At 9:15 Chair Rinehart moved to adjourn the meeting and Commissioner Hays seconded the motion. The meeting was adjourned.**

  
Chair Mark Rinehart

  
Janey Dyke  
Administrative Assistant